

SUBMITTAL HISTORY FOR
PLANNING BOARD FILE #05-03

APPLICANT: VAN LEEUWEN

DATE RECEIVED: 09-26-06

ITEM RECEIVED: ONE REVISED PLAN, COST ESTIMATE & ROAD MAINTENANCE
AGREEMENT

DISTRIBUTION: PLAN AND COPY OF COST EST. TO MARK
ROAD MAINTENANCE AGREEMENT TO DOMINIC CORDISCO

RESULTS: OK 10/19/06



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

September 19, 2006

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Lands of VanLeeuwen Minor Subdivision
Toleman Road
Tax Map Section 29, Block 1, Lot 26.11
P&P No. 21137.06

Dear Members of the Board:

In reference to the above project, enclosed please find one (1) copy of the revised subdivision plans. Revisions have been made in accordance with the Planning Board meeting of April 26, 2006. The following specific revisions have been made:

1. A note has been added on Sheet 2, under General Notes – Note 16, which states that the total area of disturbance for the project is 3.79± acres, therefore, not requiring the preparation of full stormwater pollution prevention plan. The soil erosion silt fencing has been added to the subdivision sheet 2 of 2.
2. A sign-off letter was received from the Assistant Fire Inspector, dated June 21, 2006.
3. The 911 addressing has been added to Sheet 2 of 3, in accordance with the letter received from the 911 Coordinator, dated August 9, 2006.
4. A sign-off letter was received from the Highway Department Superintendent, dated August 25, 2006.

Enclosed also find a copy of the private road completion bond and the maintenance declaration. Please review the enclosed items and inform this office if the maps are now ready for submission for Planning Board signature.

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Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Keith Woodruff, Sr. Engineer

KW/tmp
encs.

cc: Mark Edsall, P.E., w/encs.
vanleewantolemanpbsubm5

Lester Lane Private Road Bond

	DESCRIPTION	TYPE	QTY REQ'D	UNIT	UNIT PRICE	TOTAL PRICE PER BOND
STREETS						
a.	CLEAR & GRADE ROAD ROW		0.59	ACRE	25,000.00	\$14,750.00
b.	ROADWAY SUBBASE	8" COURSE	1,081	SY	8.00	\$8,648.00
c.	ROADWAY SUBBASE	4" COURSE	1,081	SY	4.00	\$4,324.00
d.	SURFACE COURSE	4"	1,081	SY	6.00	\$6,486.00
		CONSTRUCTION				
e.	ENTRANCE TO EXISTING ROAD	ENTRANCE	1	LS	3,000.00	\$3,000.00
f.	MISCELLANEOUS	TOPSOIL & SEED	362	SY	1.75	\$633.50
						\$37,841.50
STORM DRAINAGE						
a.	PIPING					
	36"	HDPE	37	LF	72.00	\$2,664.00
b.	MISCELLANEOUS	SILT FENCE	400	LF	15.00	\$6,000.00
						\$8,664.00
STREETS		\$37,841.50				
STORM DRAINAGE		\$8,664.00				
WATER SUPPLY		-				
SANITARY SEWER		-				
ACCESSORY		-				
TOTALS		\$46,505.50				

Lester Lane Maintenance Schedule

Property owner(s) having access to the private road, Lester Lane, shall be fully responsible for the maintenance of the road. The roadway shall be inspected on a monthly basis for the first 12 months and once every 3 months thereafter. The inspection and maintenance of the roadway shall include, but not limited to, removal of miscellaneous debris, repair of "pot holes", resurfacing roadway due to normal vehicular wear, cutting grass within roadway ditches, and removing any debris from roadway ditches. This maintenance responsibility also includes removal of snow and ice and keeping the portion within the Town of New Windsor right of way in a safe condition for emergency use. In addition to normal roadway surface maintenance, the property owner(s) shall also be responsible for the maintenance of the 36" HDPE culvert constructed in connection with providing access to his/her property, unless other legally binding arrangements, acceptable to the Town of New Windsor, are made. The 36" HDPE culvert shall be inspected after each rain event of 0.5" or greater for the first 6 months, and semi-annually thereafter. The culvert shall be free from debris, and any other items that could deter the surface water from flowing through the culvert. The property owner(s) shall also trim brush and maintain his/her property in such a manner as to maintain optimal sight distance. Should the property owner(s) fail to maintain the private road, the Town of New Windsor will be granted access to the private road in order to perform such maintenance. Thusly, the Town of New Windsor shall bill the property owner(s) for said maintenance.